

# Reprovisioning of FEHD Sai Yee Street Environmental Hygiene Offices -cum-Vehicle Depot at Yen Ming Road, West Kowloon Reclamation Area

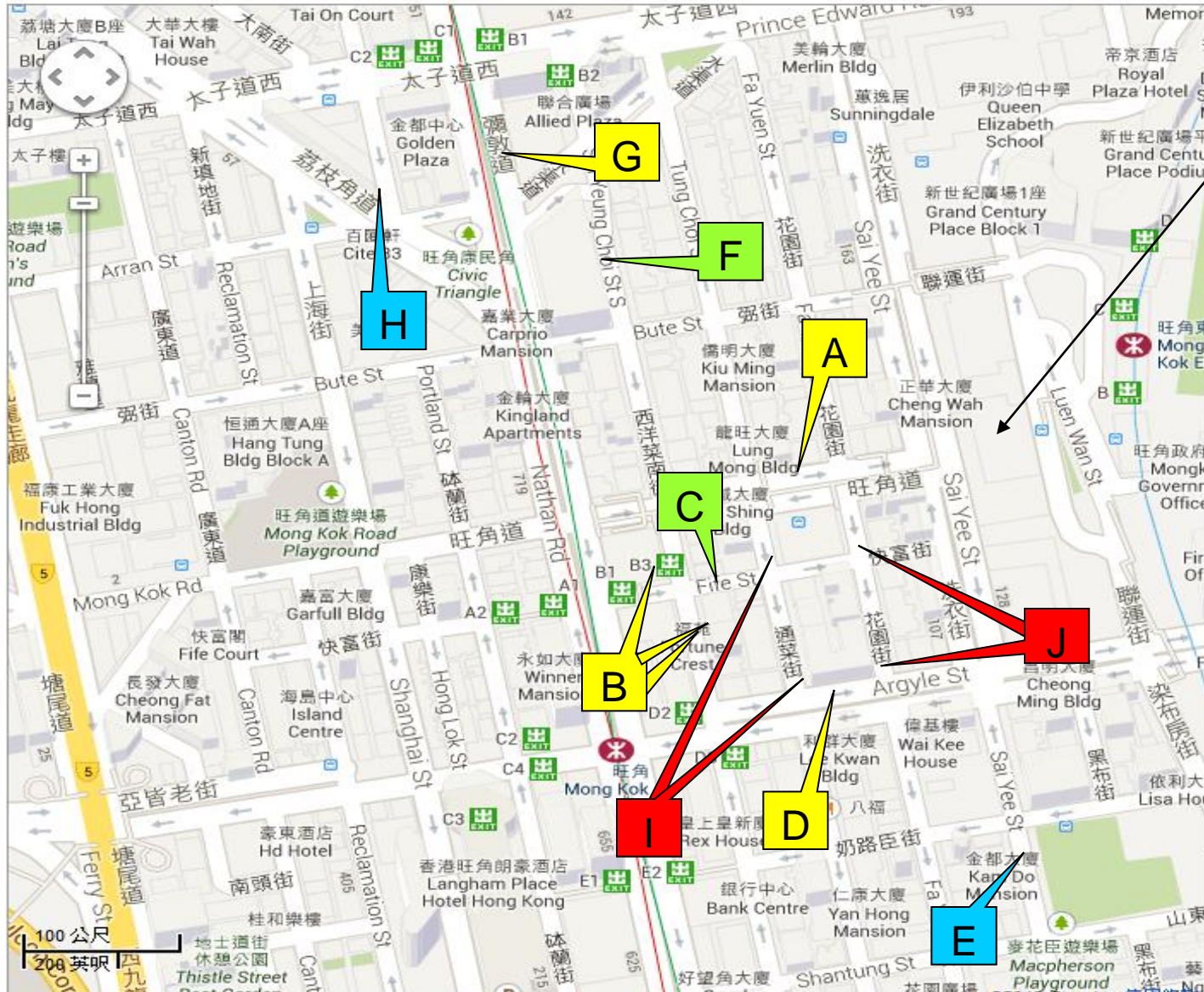
## Existing Offices-cum-Vehicle Depot at Sai Yee Street



## Major Uses

- Offices - Kowloon Region Environmental Hygiene Section  
Kowloon Region Hawkers and Markets Section  
Kowloon Region Hawker Control Task Force  
Mong Kok District Hawker Control Team  
Transport Section and Operations 2 Sub-section
- Stores - Goods for daily and emergency use  
e.g. personal protective equipment, disinfectants,  
spare parts for vehicles repairing and maintenance
- Depot - Vehicle washing and maintenance  
Car parking

# Locations of major bus/light bus/green mini-bus/cross-boundary coach stations near Sai Yee Street Vehicle Depot



**Sai Yee Street Vehicle Depot**

## **Stations**

- A. Mong Kok Road Eastbound (Opposite to Fa Yuen Street Market)**
- B. Sai Yeung Choi Street South (Opposite to Industry and Trade Department Tower and Argyle Center)**
- C. Fife Street**
- D. Argyle Street (Sin Tat Plaza Station)**
- E. Sai Yee Street (Outside Macpherson Playground)**
- F. Sai Yeung Choi Street South (Opposite to Pioneer Centre)**
- G. Nathan Road Southbound (Allied Plaza Station)**
- H. 366 Portland Street (Rear side of Metropark Hotel Mongkok)**
- I. Tung Choi Street**
- J. Fa Yuen Street**

# Area Improvement Plan for the Shopping Areas of Mong Kok in 2009

In order to realize the area improvement planning framework, four streams of improvement initiatives are identified. They are:

為了實現地區改善規劃大綱，本研究提出了四個改善方針包括：



**Greening and Streetscape Improvement**

綠化及改善街道景觀



**Identity Improvement**

加強地區特色



**Linkage Improvement**

改善行人連接設施

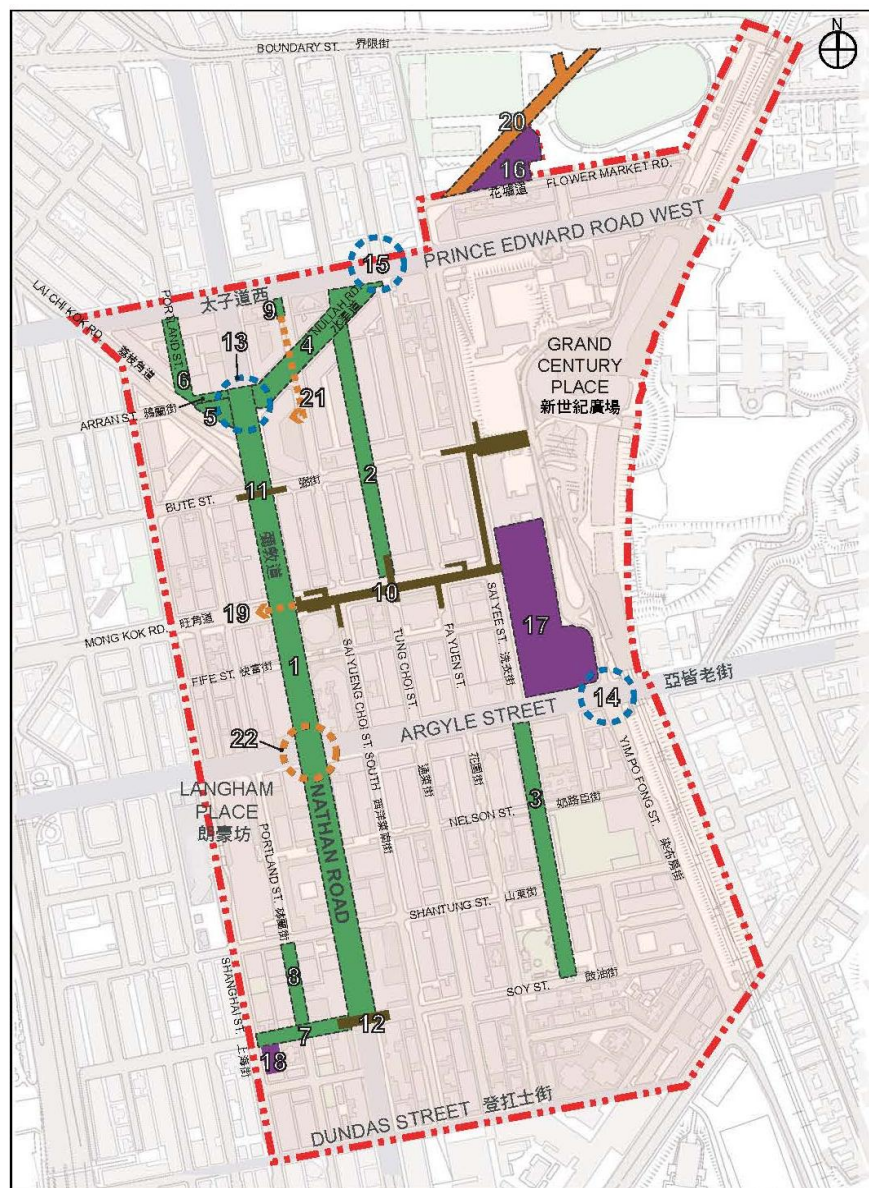


**Destination Improvement**

改善及美化個別地點

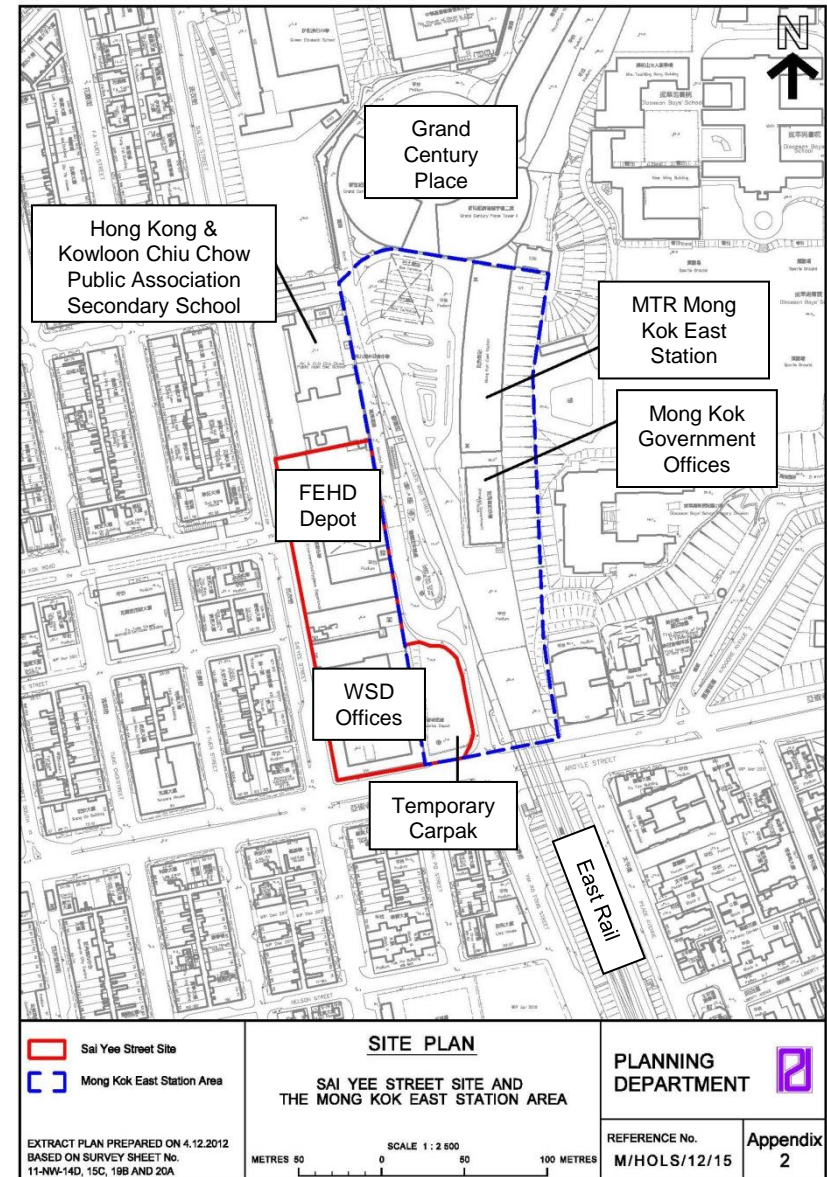
## LEGEND 圖例

- Study Area Boundary 研究範圍界線
- **Greening and Streetscape Improvement** 綠化及改善街道景觀
  - 1 Nathan Road Streetscape Improvement Project 彌敦道街景改善項目
  - 2 Tung Choi Street Streetscape Improvement Project 通菜街街景改善項目
  - 3 Sai Yee Street Streetscape Improvement Project 洗衣街街景改善項目
  - 4 Nullah Road Greening Project 水渠道綠化項目
  - 5 Lai Chi Kok Road Greening Project 荔枝角道綠化項目
  - 6 Arran Street and Portland Street Streetscape Improvement Project 彌蘭街及砵蘭街街景改善項目
  - 7 Soy Street Streetscape Improvement Project 豉油街街景改善項目
  - 8 Portland Street Streetscape Improvement Project 砵蘭街街景改善項目
  - 9 Sai Yeung Choi Street South (near Nullah Road) Streetscape Improvement Project 西洋菜南街(近水渠道)街景改善項目
- **Linkage Improvement** 改善行人連接設施
  - 13 Nullah Road Linkage Improvement Project 水渠道行人連接設施改善項目
  - 14 Yim Po Fong Street Linkage Improvement Project 梁布房街行人連接設施改善項目
  - 15 Prince Edward Road West Linkage Improvement Project 太子道西行人連接設施改善項目
- **Destination Improvement** 改善及美化個別地點
  - 16 Flower Market Road Destination Project 花墟道地點美化項目
  - 17 Sai Yee Street Destination Project 洗衣街地點美化項目
  - 18 Soy Street Destination Project 豉油街地點美化項目
- **Improvement Initiatives by Others** 其他人士建議的改善方針
  - 19 Mong Kok Footbridge Extension 旺角行人天橋延伸工程
  - 20 Flower Market Road Nullah Decking 花墟道明渠覆蓋工程
  - 21 MTR Subway Extension to Pioneer Centre (subject to further examination by MTR Corporation Ltd.) 港鐵隧道延伸至創中心工程 (須待香港地鐵有限公司的進一步研究而定)
  - 22 Junction Improvement of Nathan Road / Argyle Street (completed in April 2008) 彌敦道/亞答老街過路橋改善工程 (已於2008年4月完成)
- **Identity Improvement** 加強地區特色
  - 10 Mong Kok Footbridge Identity Project 旺角行人天橋加強地區特色項目
  - 11 Bute Street Subway Identity Project 彌街行人隧道加強地區特色項目
  - 12 Soy Street Subway Identity Project 豉油街行人隧道加強地區特色項目



# Planning and Design Study on Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station (MKES) – Feasibility Study

- Commissioned by PlanD to investigate the **redevelopment potential of the government sites at Sai Yee Street** currently used by WSD and FEHD along with the adjoining temporary car park on Sai Yee Street (to be known as Sai Yee Street Site) and the adjoining area of MKES.
- Objective: to **increase supply of office/commercial floor space** and transform the study site into a **commercial hub in East Mong Kok**.
- Will look into interface issues with existing MKES and provide recommendations to **improve pedestrian accessibility**.
- Take **12 months** to complete and scheduled for **commencement in 2014**.



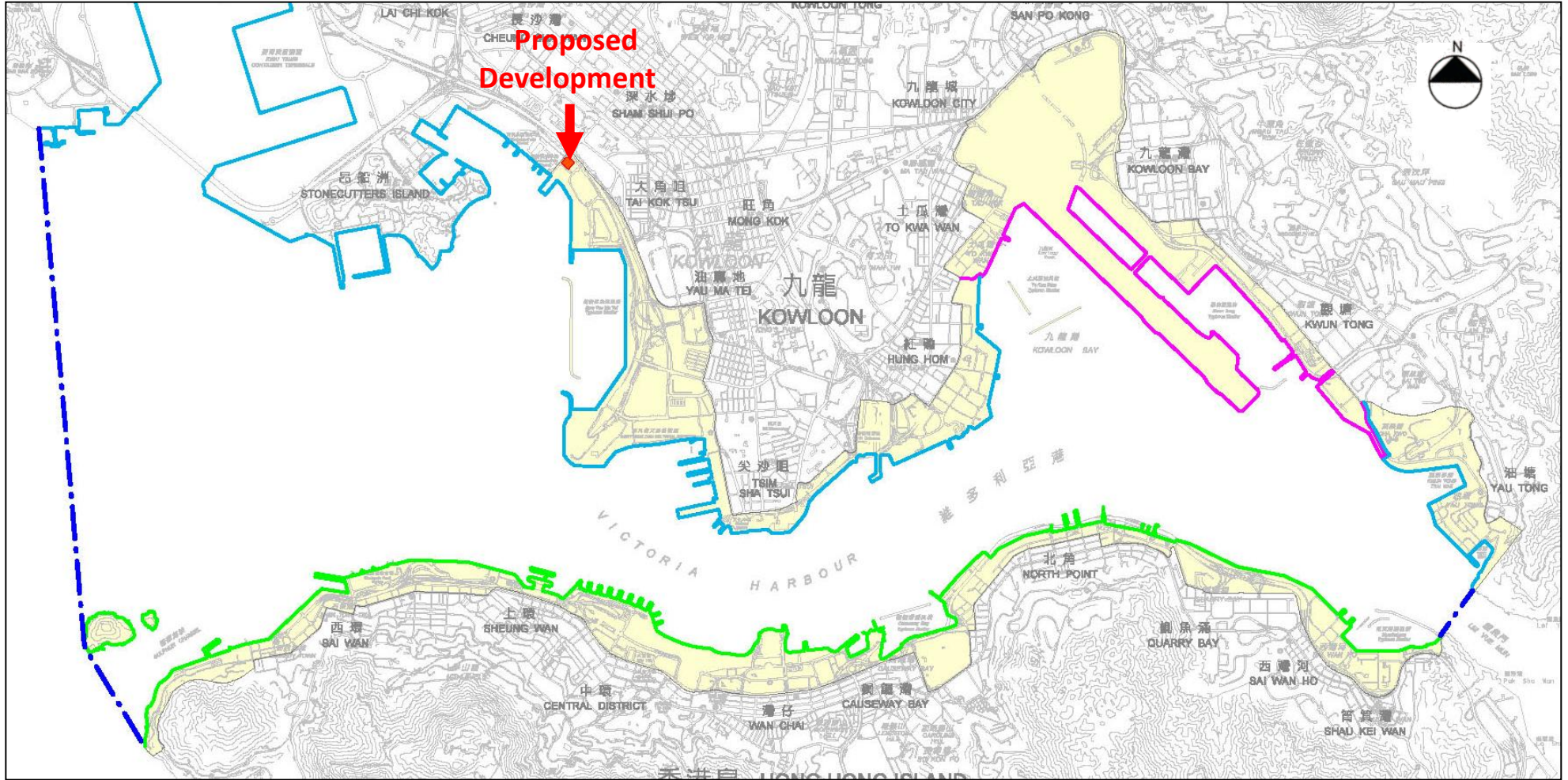
# Proposed Site at Yen Ming Road



Proposed site at Yen Ming Road

The existing Sai Yee Street FEHD Offices-cum-Vehicle Depot

# Harbour Limit and Harbourfront Areas



- - - 海港界線  
Harbour Limit
- 海濱地帶  
Harbourfront Areas

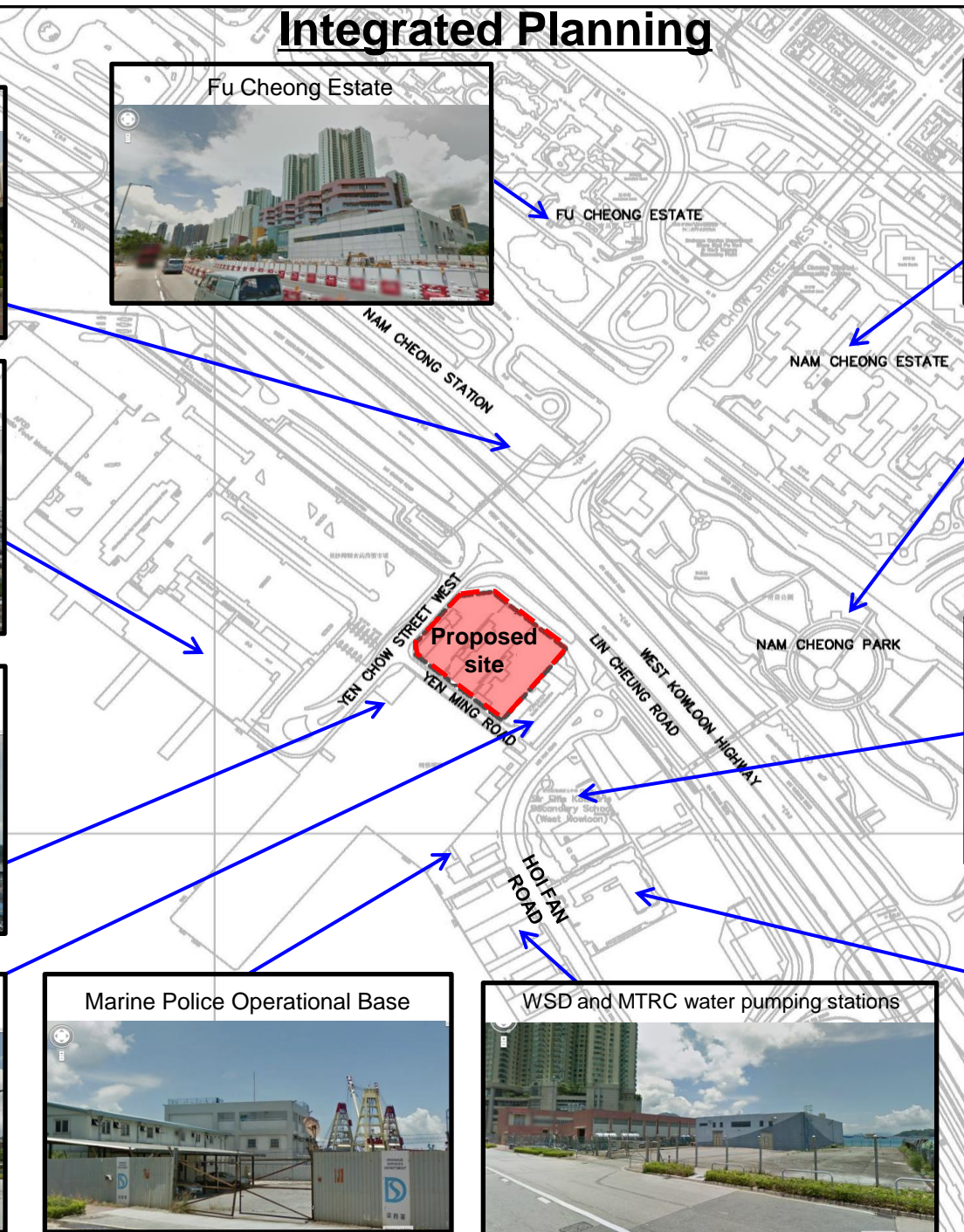
海濱事務委員會轄下專責小組所負責的範圍

Areas of Responsibility of the Harbourfront Commission Task Forces

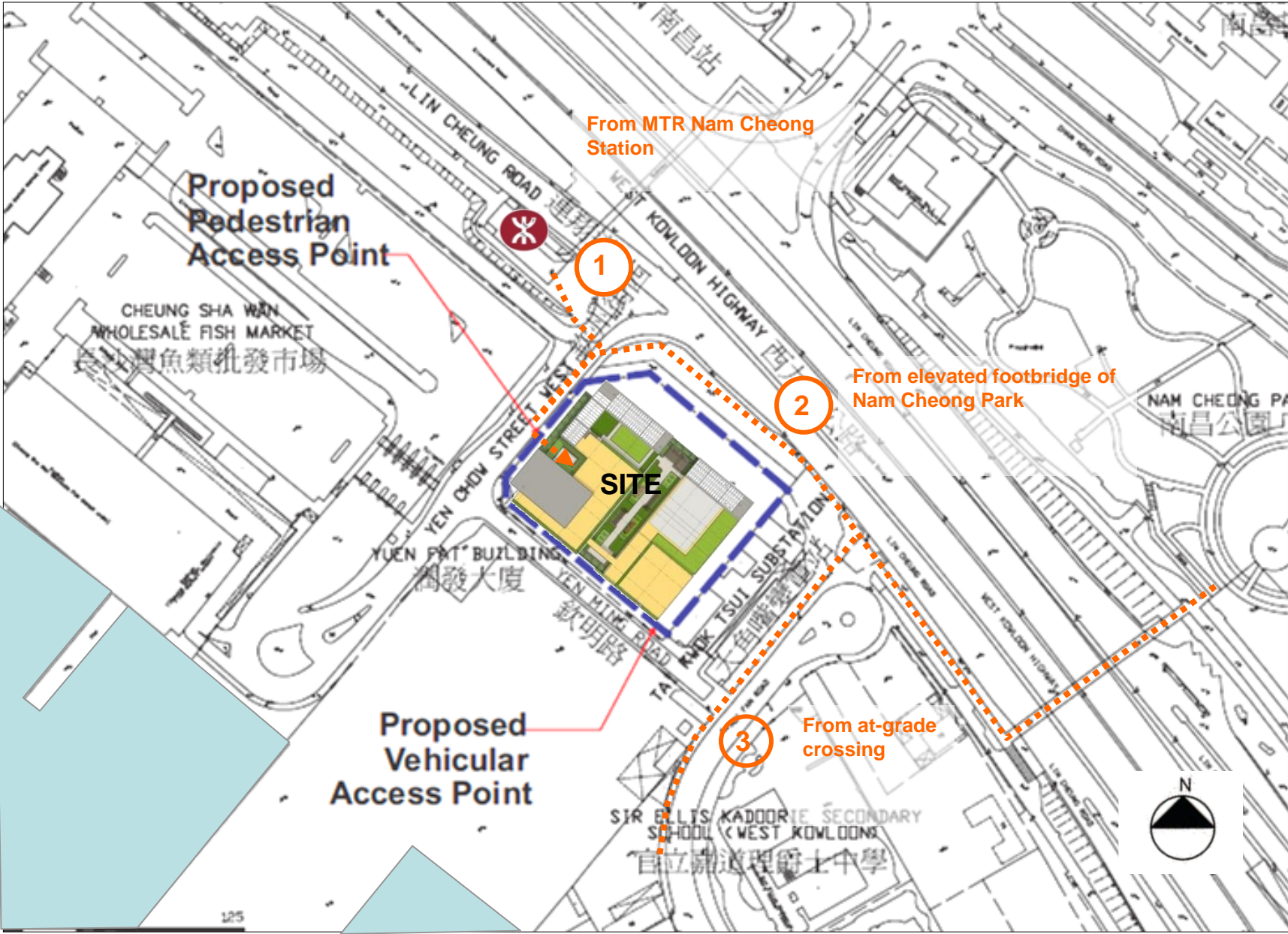
- 港島區海濱發展專責小組  
Task Force on Harbourfront Developments on Hong Kong Island
- 啟德海濱發展專責小組  
Task Force on Kai Tak Harbourfront Development
- 九龍、荃灣及葵青海濱發展專責小組  
Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing



# Integrated Planning



# Proposed Pedestrian and Vehicular Access Points



- - - Site Boundary
- - - > Physical Linkage

## View from Lin Cheung Road (North of the Site)

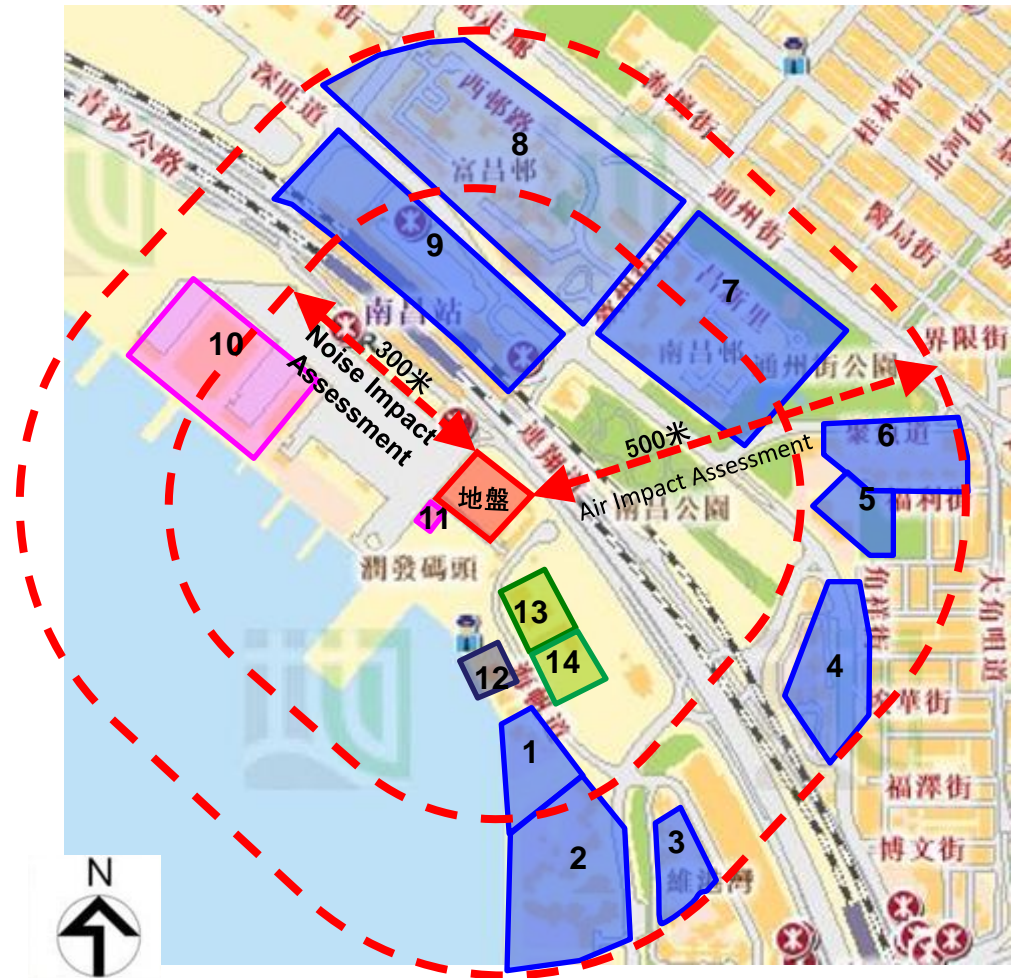


# View from Yen Ming Road (South of the Site)



# Environmental Impact Assessment (EIA)

S/N	Type	EIA Study Area
1.	Residential	Hampton Place
2.	Residential	The Long Beach
3.	Residential	Island Harbourview
4.	Residential	Harbour Green
5.	Residential	West Kowloon Disciplined Quarters
6.	Residential	Metro Harbour View
7.	Residential	Nam Cheong Estate
8.	Residential	Fu Cheong Estate
9.	Residential	Nam Cheong Station Residential Development
10.	Commercial	Cheung Sha Wan Wholesale Food Market Office Building
11.	Commercial	Yuen Fat Building
12.	Government	Marine Police Operational Base
13.	Education	Sir Ellis Kadoorie Secondary School
14.	Education	Tai Kok Tsui Catholic Primary School



# EIA Findings

## Air Quality Impact Assessment

- Upon commissioning of the new Depot, vehicle emissions from surrounding roads and the project meet Air Quality Objectives.
- Refuse disposal and vehicle washing at Refuse Transfer Station (RST).
- Vehicle washing for the 2<sup>nd</sup> time at the new Depot.
- Installation of mechanical ventilation and deodourization system at the new Depot.

## Noise Impact Assessment

- Noise generated from ventilation, air conditioning system, vehicle repair activities, vehicular flow, etc. is within statutory limits.
- Depot building acting as noise barrier for the two schools.

## EIA Findings

### Water Quality and Sewerage Impact Assessment

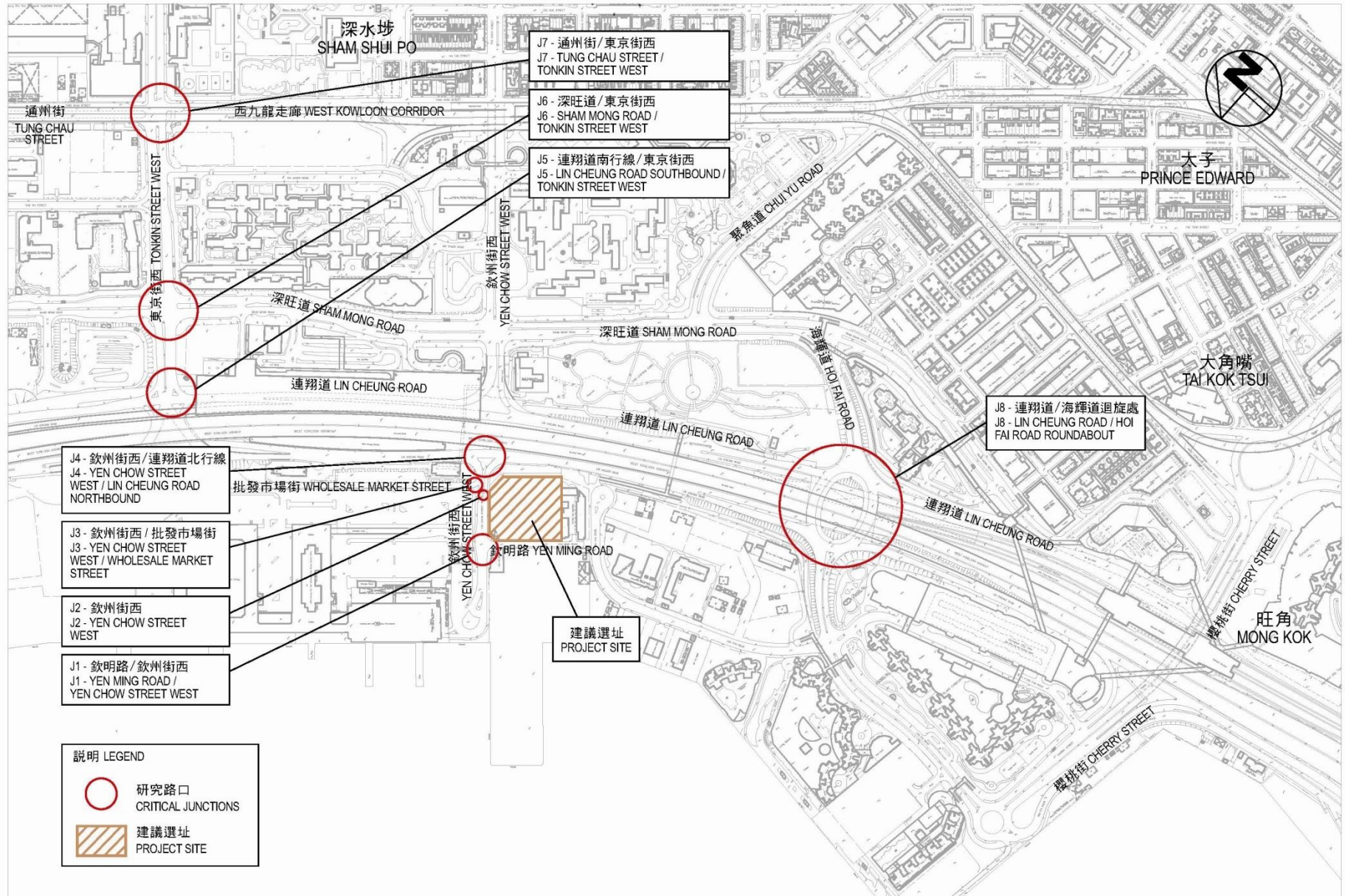
- Recycling of waste water to reduce water consumption.
- Proper sewerage system, filtering of waste water before discharging into public sewage system.
- The project will not pollute the water quality of Victoria Harbour.

### Landscape and Visual Impact Assessment

- Extensive greenery covering the pedestrian zone, roof top and external wall to enhance landscape and visual quality.

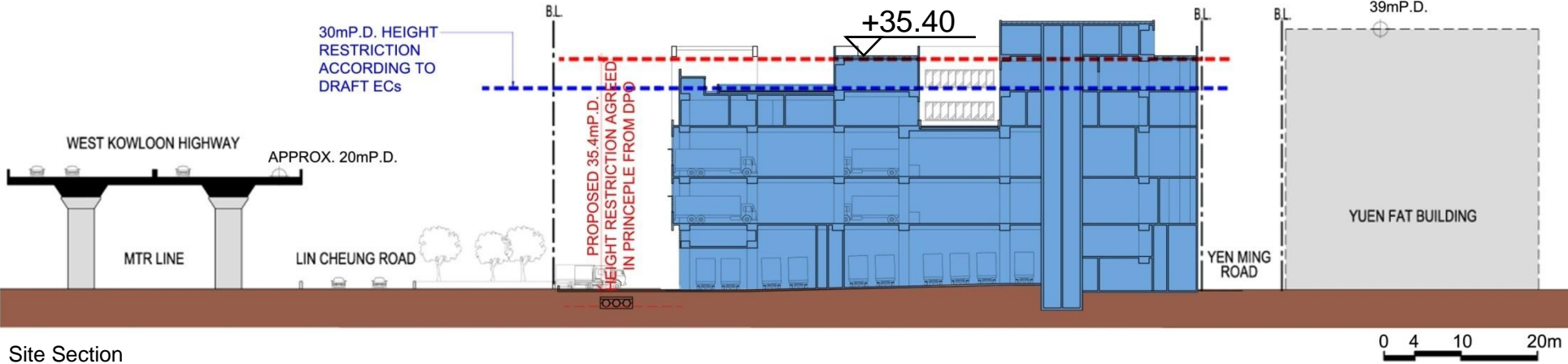
- **Exhibition of EIA Report** from 17 September 2013 to 16 October 2013.
- **Reported findings of EIA** to the Food and Environmental Hygiene Committee/Yau Tsim Mong DC on **26 September 2013**.
- **Environmental Permit** (No. EP-454/2013) granted by EPD on **12 November 2013**.

# Traffic Impact Assessment (TIA) : Road Junction Capacity

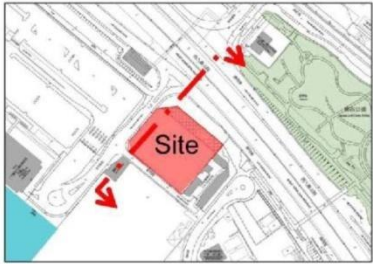




# Enhancing Urban Design and Landscape : Building Height

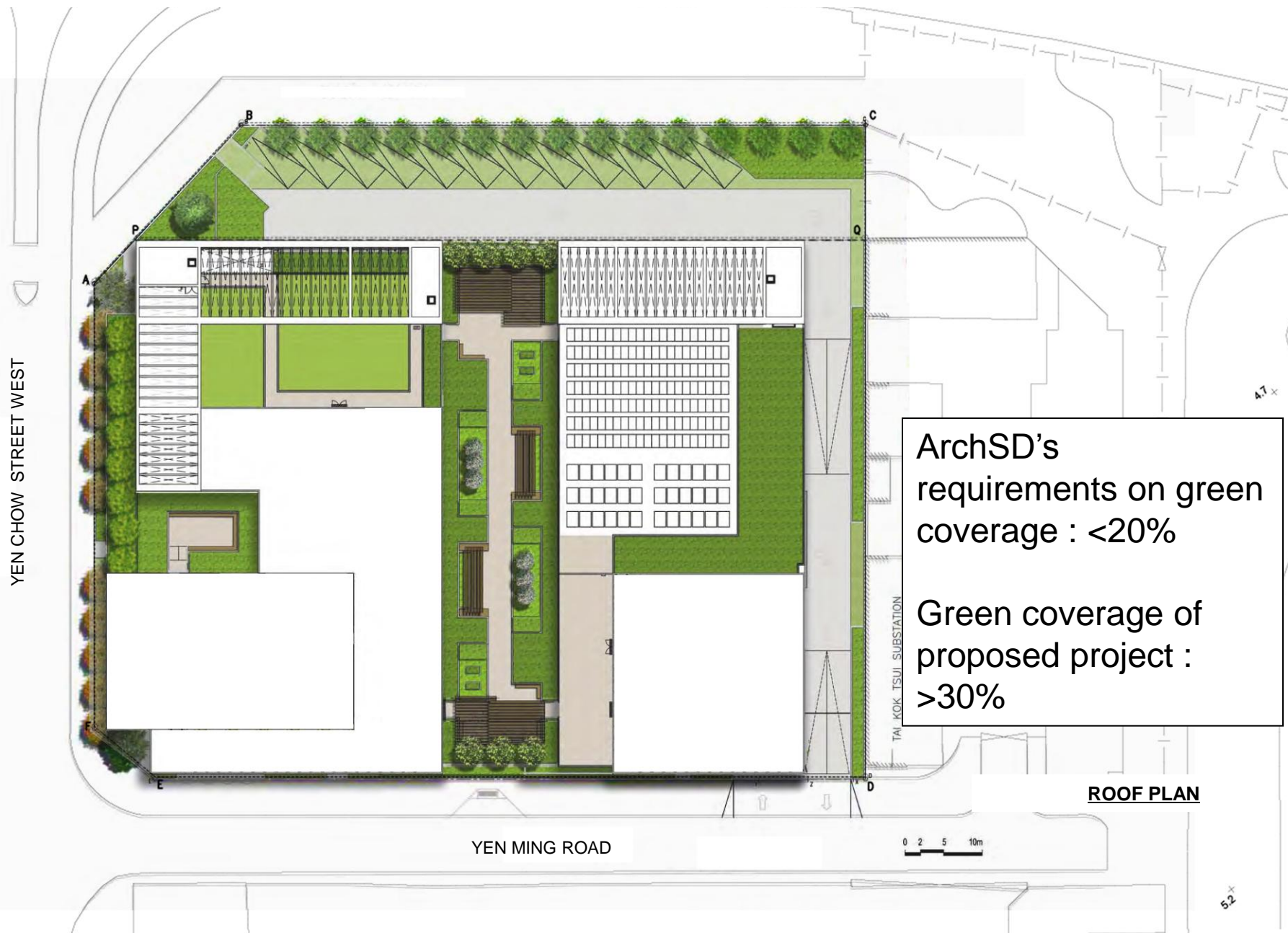


Site Section

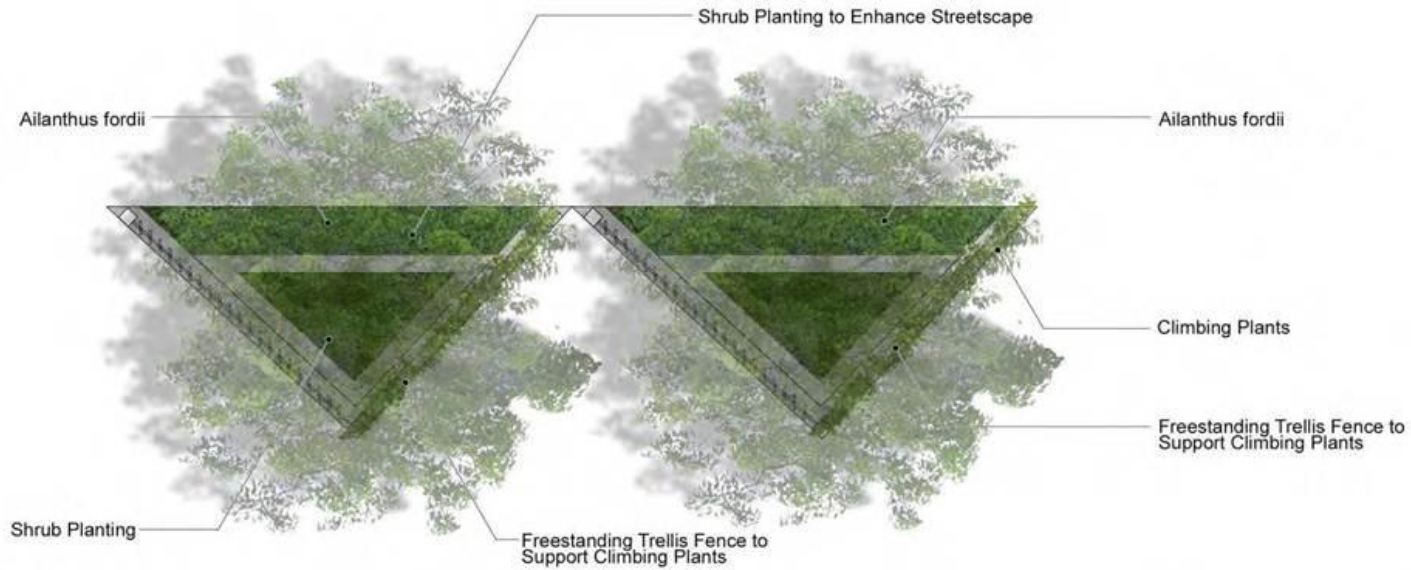


Key Plan

# Enhancing Urban Design and Landscape : Green Coverage



# Improvements to Street Landscape



# Improvements to Street Landscape

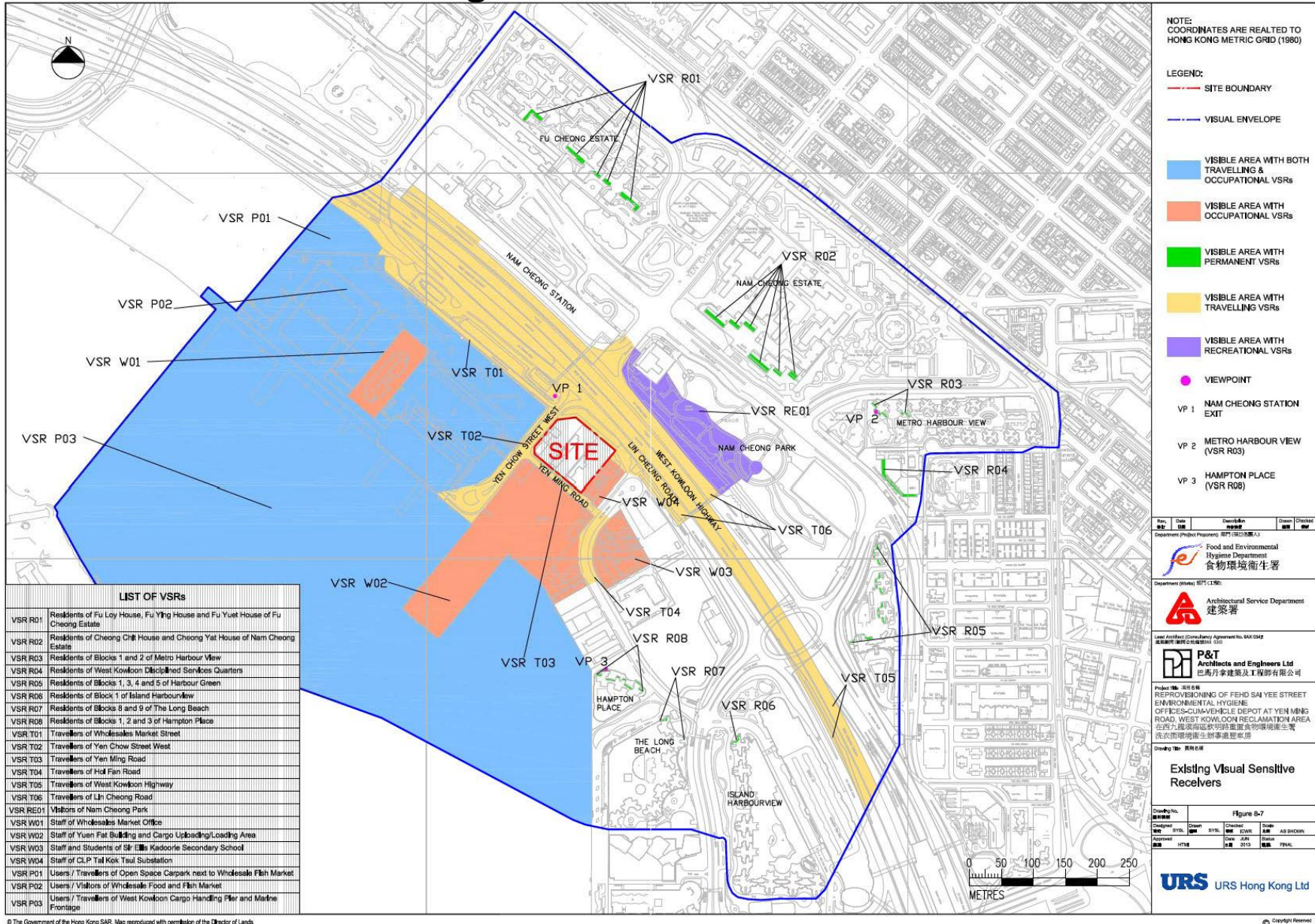


Existing Street Landscape



Proposed Street Landscape

# Existing Visual Sensitive Receivers



# Existing Views and Photomontages from Nam Cheong Station Exit on Yen Chow Street West (Viewpoint 1)



VP1 Yen Chow Street West, Existing



VP1 Yen Chow Street West, Unmitigated



VP1 Yen Chow Street West, Day 1 with Mitigation Measures

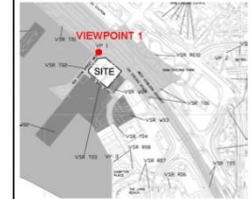


VP1 Yen Chow Street West, Year 10 with Mitigation Measures

REMARKS:

- OMM2 - LANDSCAPE DESIGN
  - OMM2.1: GROUND FLOOR PLANTING
  - OMM2.2: VERTICAL GREENING
  - OMM2.3: ROOF GARDEN
  - OMM2.4: HARD LANDSCAPE
- FEATURES INCLUDING  
VERTICAL GREEN FENCE  
ALONG LIN CHEUNG ROAD

(DETAILS REFER TO SECTION 8.9 OF EIA REPORT)



Rev.	Date	Description	Drawn	Checked
01	10/08/2013	Issue for Approval	HTM	AS

Department (Project Processing) 部門 (項目處理人):  
Food and Environmental Hygiene Department  
食物環境衛生署

Department (Works) 部門 (工程):  
Architectural Service Department  
建築署

Lead Architect (Consultancy Agreement No. 94X/03):  
P&T Architects and Engineers Ltd  
巴馬丹拿建築及工程師有限公司

Project Title 項目名稱:  
REPROVISIONING OF FEHD SAI YEE STREET ENVIRONMENTAL HYGIENE OFFICES-CUM-VEHICLE DEPOT AT YEN MING ROAD, WEST KOWLOON RECLAMATION AREA  
在西九龍填海區欽御路重新配置食物環境衛生署洗衣街環境衛生辦事處車房

Drawing Title 圖則名稱:  
Existing Views and Photomontages from Nam Cheong Station Exit on Yen Chow Street West (Viewpoint 1)

Drawing No.	Figure
01	8-11

Designed	Drawn	Checked	Scale
BYSL	BYSL	KWHL	AS SHOWN

Approved	Date	Status
HTM	JUN 2013	FINAL

URS URS Hong Kong Ltd

# Existing Views and Photomontages from Block 1 of Metro Harbour View (Viewpoint 2)



VP2 Metro Harbour View, Top Level, Existing



VP2 Metro Harbour View, Top Level, Unmitigated



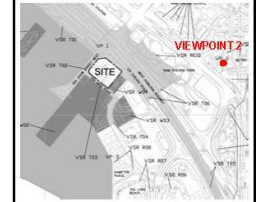
VP2 Metro Harbour View, Top Level, Day 1 with Mitigation Measures



VP2 Metro Harbour View, Top Level, Year 10 with Mitigation Measures

REMARKS:  
 OMM2 - LANDSCAPE DESIGN  
 OMM2.1:GROUND FLOOR PLANTING  
 OMM2.2:VERTICAL GREENING  
 OMM2.3:ROOF GARDEN  
 OMM2.4:HARD LANDSCAPE  
 FEATURES INCLUDING  
 VERTICAL GREEN FENCE  
 ALONG LIN CHEUNG ROAD

(DETAILS REFER TO SECTION 8.9 OF EIA REPORT)



File No.	Date	Description	Drawn	Checked

Department (Project Preparation) 部門 (項目負責人)  
 Food and Environmental Hygiene Department  
 食物環境衞生署

Department (Plan) 部門 (計劃)  
 Architectural Service Department  
 建築署

Lead Architect (Consultancy Agreement No. 603/054)  
 建築師 (顧問合約編號) (C/O)  
 P&T Architects and Engineers Ltd  
 巴利丹拿建築及工程有限公司

Project Title 項目名稱  
 REPROVISIONING OF FEHD SAI YEE STREET ENVIRONMENTAL HYGIENE OFFICES-CUM-VEHICLE DEPOT AT YEN MING ROAD, WEST KOWLOON RECLAMATION AREA  
 在西九龍填海區榮華街原址重新配置食物環境衞生署洗次在理機噐生聯車庫車房

Drawing Title 圖名  
 Existing Views and Photomontages from Block 1 of Metro Harbour View (Viewpoint 2) - Top Level

Drawing No. 圖號	Figure 8-9 (Sheet 1 of 2)			
	Drawn 繪圖	Checked 校核	Scale 比例	Sheet 圖號
	BYOL	BYOL	AS	AS 88-0008
Approved 核准				
	HTM	DWH	JUN	2015

URS URS Hong Kong Ltd

# Existing Views and Photomontages from Block 1 of Hampton Place (Viewpoint 3)



VP3 Hampton Place, Top Level, Existing



VP3 Hampton Place, Top Level, Unmitigated



VP3 Hampton Place, Top Level, Day 1 with Mitigation Measures

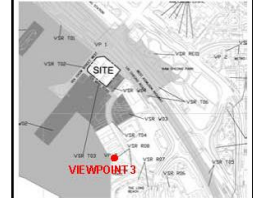


VP3 Hampton Place, Top Level, Year 10 with Mitigation Measures

**REMARKS:**

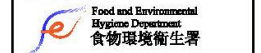
- OMM2 - LANDSCAPE DESIGN
- OMM2.1: GROUND FLOOR GREENING
- OMM2.2: VERTICAL GREENING
- OMM2.3: ROOF GARDEN
- OMM2.4: HARD LANDSCAPE FEATURES INCLUDING VERTICAL GREEN FENCE ALONG LIN CHEUNG ROAD

(DETAILS REFER TO SECTION 8.9 OF EIA REPORT)



Date	Description	Drawn	Checked
日期	說明	繪圖	校核

Department (Project Proposer) 部門(項目負責人):



Department (Client) 部門(客戶):



Lead Architect (Consultancy Agreement No. 600/054) 總建築師(顧問合約編號):



Project Title 項目名稱: REPROVISIONING OF FEHD SAI YEE STREET ENVIRONMENTAL HYGIENE OFFICES-CUM-VEHICLE DEPOT AT YEN MING ROAD, WEST KOWLOON RECLAMATION AREA  
 西貢九龍灣海濱發展區西貢街環境衛生署洗衣街環境衛生辦事處遷址

Drawing Title 圖則名稱:

Existing Views and Photomontages from Block 1 of Hampton Place (Viewpoint 3) - Top Level

Drawing No. 圖則編號: Figure 8-10 (Sheet 1 of 2)					
Design 設計: BYSL	Check 校核: BYSL	Checked 校核: KZYK	Scale 比例: 1:50	Scale 比例: AS 50/05N	Author 繪圖: JLS
Approved 核准: JLS	Date 日期: 1/6/2015	Date 日期: 1/6/2015	Status 狀態: FINAL		





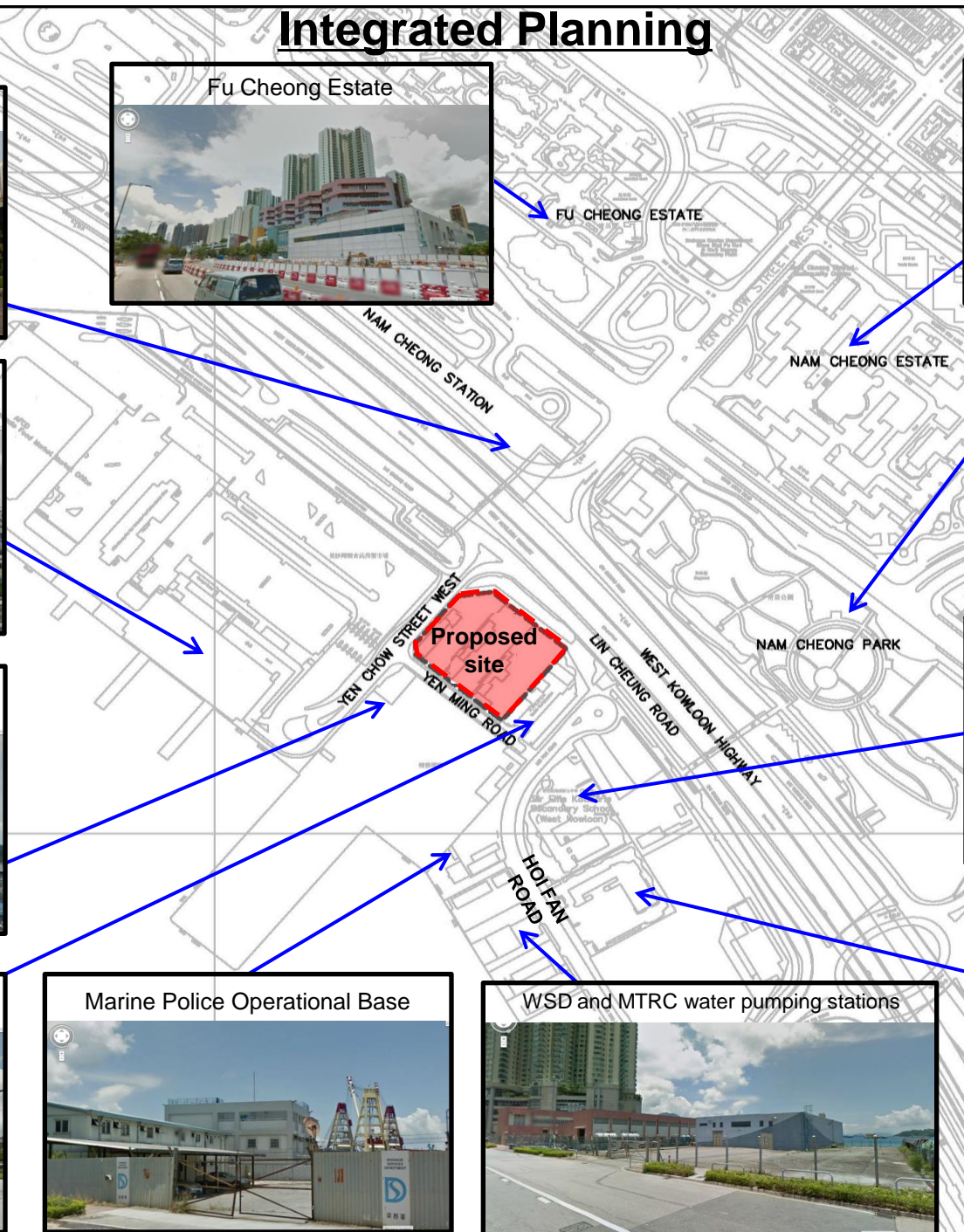
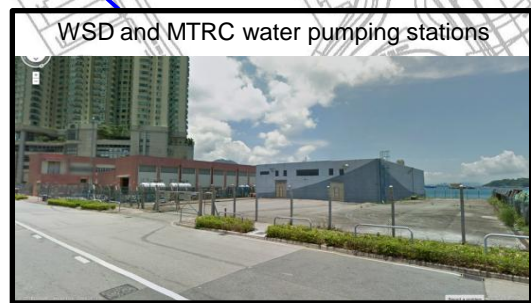
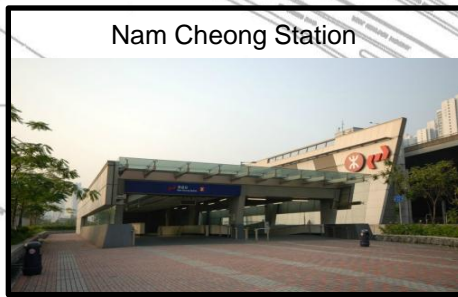
# View from the Harbour (Without Proposed Development)



# View from the Harbour (With Proposed Development)



# Integrated Planning

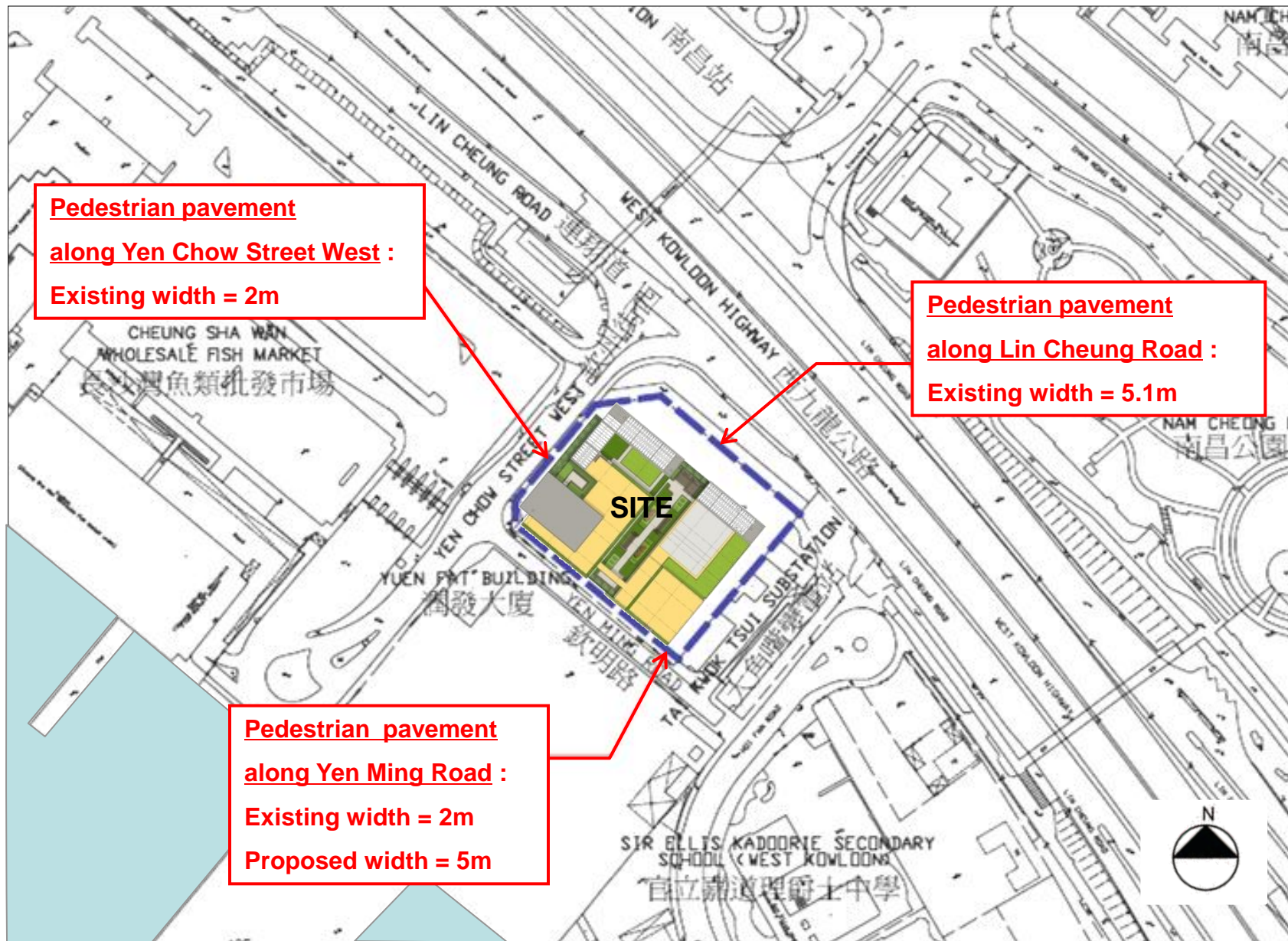


## Integrated Planning : Relocation of FEHD Resource Centre

- Relocation of FEHD Resource Centre at the Fa Yuen Street Municipal Services Buildings to the new depot building to provide a more spacious environment for students and visitors.
- The Centre will organise talks and exhibitions for the public, including students from all interested schools across the territory.



# Accessibility : Improvement to Pedestrian Pavement



Site Boundary

# Enhancing Visual and Air Permeability

15m wide gap between two blocks to reduce building bulk and to promote ventilation

7.9m set back from adjoining site boundary

潤發大廈  
YUEN FAT BUILDING

大角咀變電站  
TAI KOK TSUI SUBSTATION

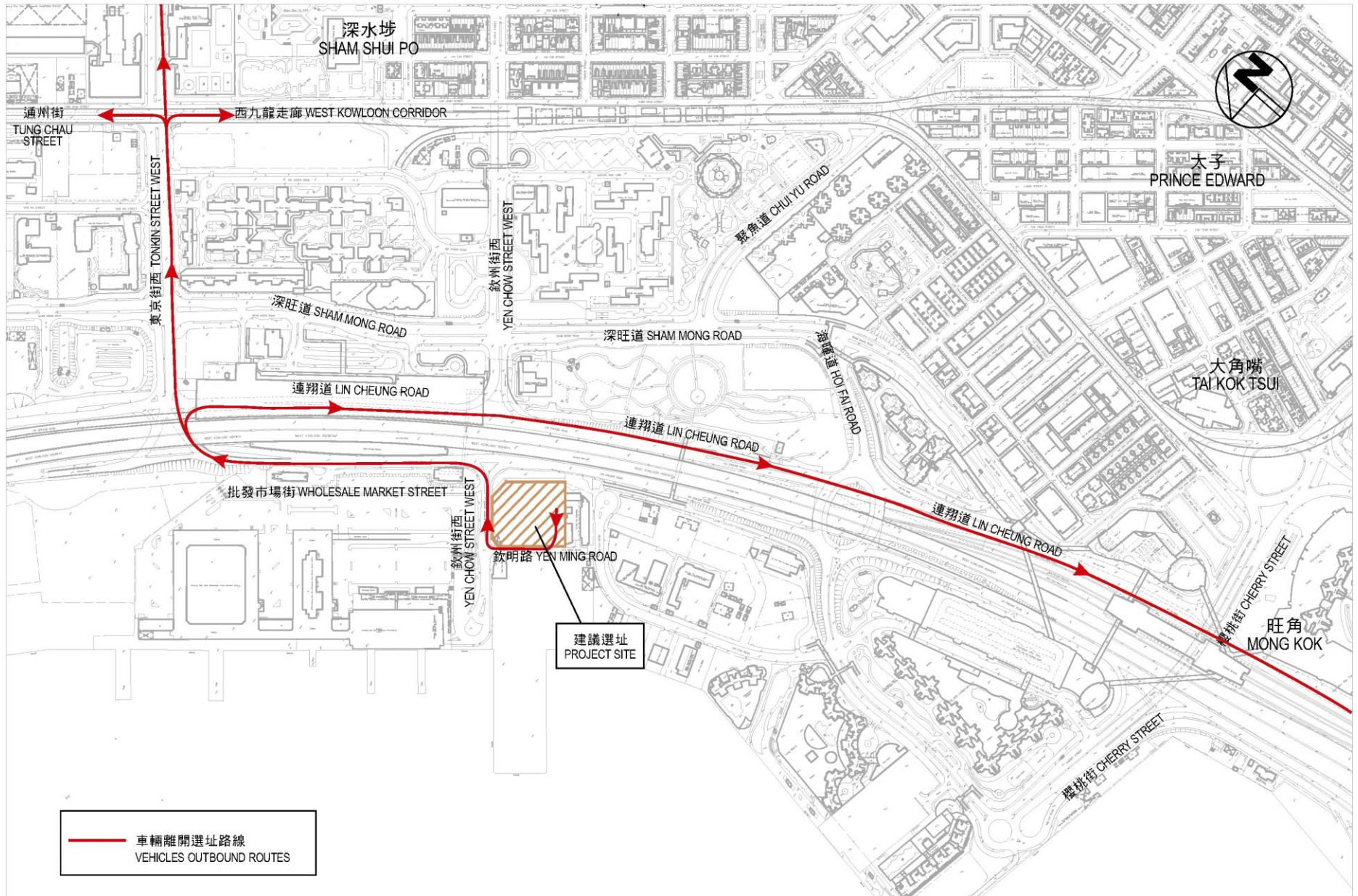
YEN MING ROAD  
欽明路

View from Yen Ming Road (south of the site)

## Category of Vehicles

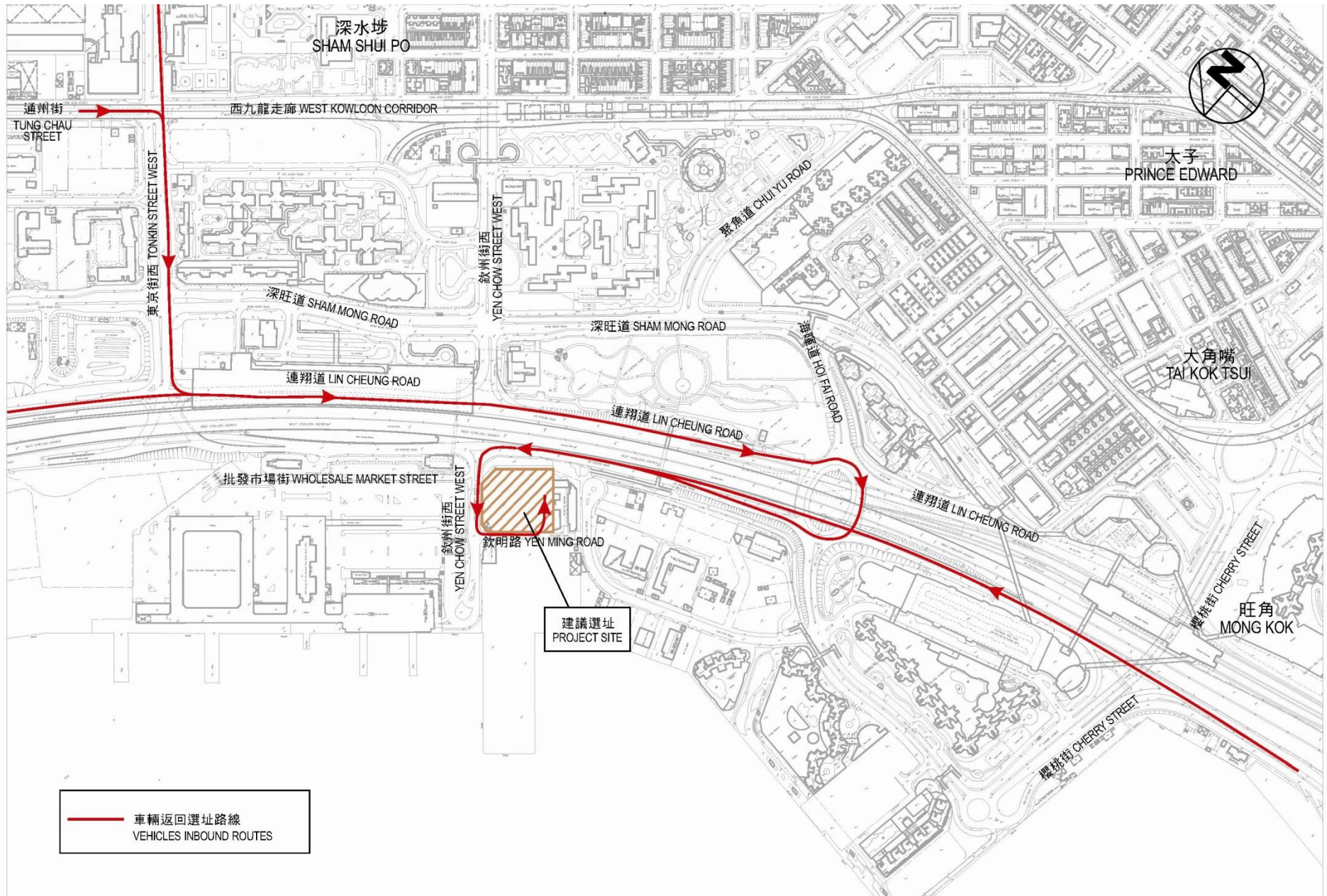
Vehicle Category	Quantity	Percentage
General Purpose Vehicle (Including Goods Vehicle, Van, Light Bus and Saloon Car)	76	58%
Refuse Collection Vehicle	35	27%
Street Washing Vehicle	13	10%
Motor Cycle	7	5%
<b>Total</b>	<b>131</b>	<b>100%</b>

# Addressing Local Concern: Revised Vehicle Routings (Outbound Routes)





# Addressing Local Concern: Revised Vehicle Routings (Inbound Routes)



 車輛返回選址路線  
 VEHICLES INBOUND ROUTES

## Addressing Local Concern: Rear Cover of Refuse Collection Vehicles (RCVs)

- RCVs are of an **enclosed** type design and fitted with **rear cover**, preventing the overflow/leakage of refuse/odour.



## Addressing Local Concern: Automatic Deodorising and Cleaning Spray System

- RCVs are installed with **automatic deodorising and cleaning spray system**.
- During the local refuse collection process, a fixed amount of deodorising and cleaning agent will be sprayed by the system immediately upon the completion of refuse collection and closing of the rear cover to kill the bacteria which generates bad smell.



## Addressing Local Concern: Automatic Vehicle Washing Machine at Refuse Transfer Station (RST)

- All RCVs are **not** loaded with any refuse when they leave and enter the depot.
- Refuse disposal and vehicle washing at RST.
- Vehicle washing by **automatic vehicle washing machine** for the **2<sup>nd</sup> time** at the **new Depot**.



Photo Source: EPD

# Addressing Local Concern: Vehicle Washing Facilities at the New Depot

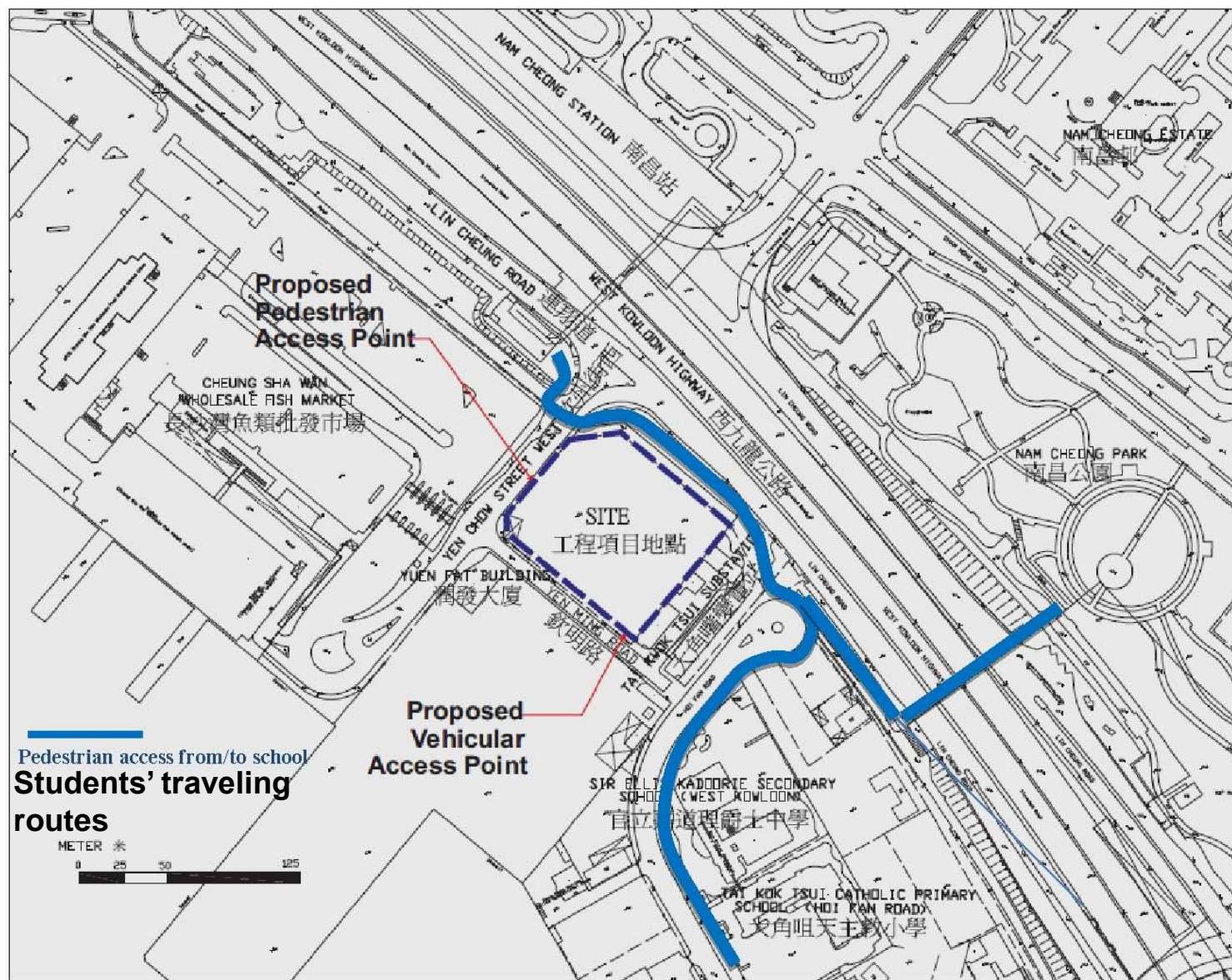
## Automatic Vehicle Washing Machine



## Manual Vehicle Washing



# Adjustment of In-and-Out Schedule of RCVs to Avoid School Peak Hours



## **Consultation with the Food and Environmental Hygiene Committee (FEHC) / Yau Tsim Mong District Council on 26 September 2013**

- Reported findings of TIA, EIA, revised vehicular routings and updated in-and-out schedule of RCVs at the meeting.
- The revised vehicular routings are acceptable to FEHC.
- FEHC suggested another round of local consultation to cover additional stakeholders such as Harbour Green, Metro Harbour View, etc. before FEHC is consulted again.

## Way Forward

- **Further consultation with FEHC/Yau Tsim Mong District Council** after the conclusion of wider local consultation to be conducted in Q1 2014.
- Funding submission to Public Works Subcommittee and Finance Committee/LegCo via Panel on Food Safety and Environmental Hygiene.
- Tentative programme is to **commence work in 2015**.
- **Return of the Sai Yee Street site** to Lands Department for commercial development in **2019** after demolishing the building structures at Sai Yee Street and commissioning of the new offices-cum-vehicle depot at Yen Ming Road.





Thank you